



6 October 2022

Jose Sevilla Jr
Senior Planning Officer
Planning and Land Use Strategy
Department of Planning and Environment

E jose.sevilla@planning.nsw.gov.au

Re: Future dwelling scenarios for the update of servicing report

Hi Jose,

Council's Water and Sewer Directorate (W&S) has reviewed the sensitive analysis undertaken by your team as part of the review of the document "*Stormwater, Flooding and Servicing Report – Lake Munmorah (Version E)*" prepared by Northrop Consulting Engineers Pty Ltd in support of a Planning Proposal to support the rezoning of Lot 642 DP1027231 (405-415 Pacific Highway, Lake Munmorah, 2259) and a part of Lot 100 DP1044282 (425 Pacific Highway, Crangan Bay, 2259).

W&S had previously accepted a Water Supply and Sewerage Servicing Strategy, prepared by ADW Johnson, with an estimated lot yield of 550 residential lots. The current proposal is presenting a potential lot yield in the order of 490 to 755 residential dwellings, with a mixture of low and medium density residential lots.

As the preferred Water Supply Strategy makes connection to existing trunk water mains at the adjoining Pacific Highway, there is no issue with the larger potential lot yield from a water supply perspective. The required sizing of the connections between Council's existing trunk water mains and the future local reticulation mains will be undertaken by the proponent as part of preparing future Development Applications and Section 305 Water Management Act Applications.

As the preferred Sewerage Strategy includes the construction of a new Sewage Pumping Station (SPS) and Sewer Rising Main (SRM) from the development site, discharging directly to Mannering Park Sewage Treatment Plant (MPSTP) there is no issue with the larger potential lot yield from a sewerage perspective. The required sizing of the new SPS and SRM will be undertaken by the proponent as part of preparing future Development Applications and Section 305 Water Management Act Applications.

Future sizing of the above-mentioned infrastructure will require consideration of future development potential of the Darkinjung land located on the eastern side of Chain Valley Bay Road to ensure the



long life assets are adequately sized. W&S will continue to consider the likely timing and yield of this and surrounding potential development sites to inform the required timing of any required upgrades to MPSTP.

W&S continue to support the proposed rezoning based on the servicing provisions within the document "*Stormwater, Flooding and Servicing Report – Lake Munmorah (Version E)*" prepared by Northrop Consulting Engineers Pty Ltd. If you require any additional information on this matter please contact Johnson Zhang, Team Leader Water Assessment (Johnson.Zhang@centralcoast.nsw.gov.au) in the first instance.

Yours sincerely,



Luke Drury
Section Manager
Assets and Planning
Central Coast Council

Internal Reference: CM RZ/12/2014

Jose Sevilla

From: Scott Duncan
Sent: Monday, 5 September 2022 4:04 PM
To: William Oxley
Cc: David Milliken; Lucy Larkins
Subject: Questions small park DLALC Lake Munmorah PP

Hi Will

Dave mentioned that you had a few questions about the small park on the Darkinjung LALC Lake Munmorah PP site following the RPP meeting last week.

In terms of your questions,

- A Planning Agreement would be needed to set out the terms where Council may accept the small park i.e location, embellishment, free of land contamination and other constraints etc. ideally this should occur prior to DA lodgement.
- DLALC questioned Council staff earlier this year as to why a 4 Ha small park was needed. Council staff advised that the requirement to have a 4 Ha local park was not an idea that Council had promoted and that the 4 Ha park had been shown in design plans for the DLALC masterplan. Council staff advised that such an area would be excessive for a local park, and that Council has traditionally used 5,000 m² as the minimum amount of open space for the provision of small parks when planning new urban land release areas in the northern parts of the Central Coast and this formed part of historic Open Space and Recreation Plans in the former Wyong Shire Council. Additionally Council's draft Open Space Strategy also has the same 0.5 Ha target for small parks (see below):

Open Space for Recreation

The proposed provision framework for the Central Coast has been developed around a set of performance standards to ensure that the network of open space areas providing for sport and recreation is:

- « Fit for Purpose- able to accommodate use, not constrained by other or adjacent uses, and affordable to maintain.
- « Accessible – located within walking distance (for local parks), visible, able to be accessed easily and for inclusion.
- « Comprised of parks and open space areas that are a suitable size and shape to be used for recreation.
- « Diverse in the range of landscape settings supporting parks and providing diverse activations within the park.
- « Supportive of a range of co-located recreation uses and shared use of spaces including access to sport and informal recreation

Table 35: Draft Provision Framework for Open Space and Recreation Parks

ATTRIBUTES/ CHARACTERISTICS	LOCAL RECREATION PARK	DISTRICT RECREATION PARK	REGIONAL RECREATION PARK
Size Distribution & Accessibility			
Preferred Minimum Size: Minimum sizes are not the "preferred size", it is a minimum. It is recommended that park sizes are larger where possible and a diversity of sizes 0.5 Ha and above is the target	0.5ha Size of 0.3ha may be acceptable if there are increased numbers of parks in accessible locations to meet demand and local catchment conditions make it difficult to achieve the preferred minimum.	1 -4ha	4ha +
Shape	More regular shapes preferred over linear open space. No edge/ boundary to be less than 20 m.	Shape can be variable but no edge/ boundary to be less than 50 m.	Shape can be variable but general edges should be greater than 100 m.
Linear – tracks, trails, pathways	Connections between residential streets, active transport network and activity spaces; Widths and surface treatments to align with Council's design standards, including Urban Design Principles		
Minimum width for access points	Greater than 15 m wide (excluding the width of creeks or waterways measured from the top of bank). If part of a pathway or linear access connection or providing a minor entry point, then 10 m minimum width providing it is no longer than 20 m.		
Useable Area/ Hazard free The "functional" area of the park- the amount of space fit for recreation use and public activity. (refer to Quality Criteria)	75% of site useable, free of hazards For parks proposed to be less than 0.5 Ha an absolute minimum useable area of 3000 m ²	75% of site useable and free of hazards to support sport and recreation activity, facilities and access	Must have at least 10% free and level space for sport and recreation facilities and activities


I hope that this information helps.

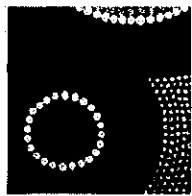
Cheers

Scott Duncan
Section Manager

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Local Aboriginal Land Council DARKINJUNG

23 August 2022

Mr David Farmer
Chief Executive Officer
Central Coast Council
2 Hely Street
Wyang NSW 2259

Dear Mr Farmer

LETTER OF OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT - PLANNING PROPOSAL, 405 PACIFIC HIGHWAY, LAKE MUNMORAH, 425 PACIFIC HIGHWAY, CRANGAN BAY.

We write on behalf of the Darkinjung Local Aboriginal Land Council (DLALC) who is seeking to amend the *Central Coast Local Environmental Plan 2022* (CCLEP) to achieve the objectives and intended outcomes of the Planning Proposal for the site at Lot 642 DP1027231, Lake Munmorah, and Lot 100 DP 1044282, Crangan Bay.

The purpose of this letter is to inform the future voluntary planning agreement (VPA) for the site, that the Developer would be willing to enter with Central Coast Council related to the amendments to the CCLEP 2022 and the development of the land, under Section 7.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In preparing this letter, consideration has been given to the following documents:

- Planning Proposal previously prepared by ADW Johnson in June 2014;
- Lake Munmorah Structure Plan Report prepared by Urbis 2020;
- Draft Lake Munmorah Planning Proposal prepared by DPIE 2022
- Draft Lake Munmorah Development Control Plan prepared by DPIE 2022;
- Northern Districts Development Contribution Plan (2013); and
- Wyong Shire Council Planning Agreements Policy (2010).

We look forward to progressing discussions on this VPA offer, which we consider will provide significant public benefit for the existing and future community at Lake Munmorah and Crangan Bay.



Local Aboriginal Land Council DARKINJUNG

1. Planning Proposal Overview and Context

1.1. Background

In 2014 the DLALC lodged a multi-site rezoning proposal with the former Wyong Shire Council. Due to the complexity of the rezoning proposal, this was split into four site specific proposals, and the Lake Munmorah site was one of two proposals previously awarded Gateway approval by the Department (on 19th February 2015), subject to conditions. The Gateway approval has been extended and the Department of Planning and Environment is now administering the Planning Proposal; and the Relevant Planning Authority is the Hunter & Central Coast Regional Planning Panel.

1.2. Current Proposal

The objective of the current proposal is to amend the existing planning controls within the *Central Coast Local Environmental Plan 2022* and rezone land to enable future residential development and environmental protection. The proposed land-use configuration is in accordance with the exhibited Planning Proposal (April 2022) and Development Control Plan (March 2022) prepared by the Department of Planning and Environment.

A meeting was held with Central Coast Council on 18th June 2019 to discuss the proposed VPA and its possible content, and a letter of offer to enter into a VPA for local infrastructure dated 9 July 2019 was provided to Council.

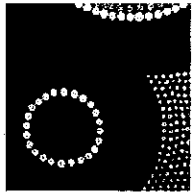
2. Voluntary Planning Agreement Offer

Council adopted the Wyong Shire Council Planning Agreements Policy on October 2009 (effective 13 January 2010) to provide an efficient, fair, transparent and accountable framework for the preparation and consideration of Voluntary Planning Agreements. The upgrade of the Pacific Highway/ Chain Valley Bay Drive intersection will be subject to a separate VPA or other arrangements in accordance with Transport for NSW requirements, and DLALC proposes to prepare and submit for Council's consideration a Voluntary Planning Agreement for local infrastructure under the terms of the Council's adopted policy. This is outlined below:

Local Infrastructure

It is proposed that this VPA will relate to local infrastructure provision, including:

- Road widening requirements for the western side of Chain Valley Bay Road, outside of widening required for the upgrade of the Pacific Highway/ Chain Valley Bay Road intersection;
- Shared road construction for that part of the linking collector road/ bus route between Chain Valley Bay Road and Carters Road;
- Temporary pump station to control septicity - design and maintenance requirements (including funding) as required, and subject to further investigations; and



Local Aboriginal Land Council DARKINJUNG

- Off road cycleway across site frontage with Pacific Highway.
- Provision of a local open space parcel, in accordance with Council's Detailed Provision Framework for Public Open Space for Recreation and Sport.
- The open space area needs to include a play space which caters for ages 0-12 years, with lighting, constructed and grown shade as well as picnic tables and seating.
- An internal shared pathway should be provided within the development footprint which focusses on the interpretation of the conservation/riparian corridors. The pathway should be complemented with water and exercise stations as well as interpretive messaging in relation to green and cultural heritage.

3. **Timing**

Further details on the timing of the delivery of these public benefits will be provided in a draft VPA to be submitted to Council. The VPA would be executed prior to, or at the time development consent for subdivision is granted.

4. **The Next Steps**

This VPA letter of offer is submitted to Council for your consideration.

It is requested that Council staff review this draft offer and confirm acceptance of the content/terms to inform its finalisation and legal drafting. We specifically seek Council's feedback on:

- the scope of each set of proposed works; and
- the timeline/phasing of VPA finalisation and delivery of works;

If you have any questions, please don't hesitate to contact Blake Cansdale on (02) 4351 2930

Yours sincerely,

Brendan Moyle

Chief Executive Officer

Darkinjung Local Aboriginal Land Council